

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MARYLAND  
Baltimore Division**

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<b>In re:</b>	:	<b>Chapter 11 (Subchapter V)</b>
	:	
<b>Seth L Blum and Bessy G Blum</b>	:	<b>Case No. 25-10005</b>
	:	
<b>Debtors.</b>	:	
	:	
-----	X	

**CERTIFICATE OF SERVICE**

This is to certify that on this 17th day of December, 2025, I caused to be served on all creditors and parties in interest, to the addresses on the attached matrix, the ORDER SETTING HEARING ON CONFIRMATION OF PLAN ETC. (Doc. #98); the Plan dated November 17, 2025 (Doc. #97), along with ballots to all Class K creditors.

/s/ Daniel M. Press  
Daniel M. Press, #07300  
Chung & Press, P.C.  
6718 Whittier Ave., Suite 200  
McLean, VA 22101  
(703) 734-3800  
(703) 734-0590 fax  
dpress@chung-press.com

Label Matrix for local noticing  
0416-1  
Case 25-10005  
District of Maryland  
Baltimore  
Wed Dec 17 05:44:49 EST 2025

Affirm, Inc.  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Atlantic Financial FCU  
40 Schilling Road  
Hunt Valley, MD 21031-1415

Bank of America  
PO Box 15284  
Wilmington, DE 19850-5284

Capital One, N.A.  
4515 N Santa Fe Ave  
Oklahoma City, OK 73118-7901

(p)COMPTROLLER OF MARYLAND  
BANKRUPTCY UNIT  
7 ST PAUL STREET SUITE 230  
BALTIMORE MD 21202-1626

Discover Bank  
P.O. Box 3025  
New Albany, OH 43054-3025

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
c/o National Bankruptcy Services, LLC  
P.O. Box 9013  
Addison, Texas 75001-9013

Lakeview Loan Servicing, LLC  
Nationstar Mortgage LLC  
ATTN: Bankruptcy Dept.  
PO Box 619096  
Dallas, TX 75261-9096

Merrill Thomas  
241 QUIET CREEK DRIVE  
Gettysburg, PA 17325-9501

Lakeview Loan Servicing, LLC c/o Nationstar  
BWW Law Group, LLC  
6003 Executive Blvd, Suite 101  
Rockville, MD 20852-3813

American Express  
PO Box 981535  
El Paso, TX 79998-1535

Atlantic Financial Federal Credit Union  
c/o Silverman Theologou, LLP  
11200 Rockville Pike, Suite 520  
N. Bethesda, MD 20852-7105

Blanca Amaya  
8450 Loch Raven Blvd  
Towson, MD 21286-8121

Chase  
PO Box 15298  
Wilmington, DE 19850-5298

Department of the Treasury  
Internal Revenue Service  
Centralized Insolvency Operation  
PO Box 7346  
Philadelphia, PA 19101-7346

Flagstar Bank  
5151 Corporate Dr  
Troy, MI 48098-2639

Kagan Stern Marinello & Beard, LLC  
238 West St  
Annapolis, MD 21401-3424

Lewicky O'Connor Hunt & Meiser LLC  
8110 Maple Lawn Blvd Suite 160  
Fulton, MD 20759-2694

Merrill Thomas  
Manning Gross + Massenburg LLP  
1007 N. Orange Street  
Suite 711, 7th Floor  
WILMINGTON, DE 19801-1266

Presidential Bank, FSB  
Mahdavi, Bacon, Halfhill & Young, PLLC  
11350 Random Hills Rd., Suite 700  
Fairfax, VA 22030-6044

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Audi Financial  
1401 Franklin Blvd  
Libertyville, IL 60048-4460

Capital One  
PO Box 30285  
Salt Lake City, UT 84130-0285

Citibank NA  
PO Box 6500  
Sioux Falls, SD 57117-6500

(p)DISCOVER FINANCIAL SERVICES LLC  
PO BOX 3025  
NEW ALBANY OH 43054-3025

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Lakeview Loan Servicing  
Eric VandeLinde  
BWW Law Group, LLC  
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Lewicky, O'Connor, Hunt & Meiser, LLC  
8110 Maple Lawn Blvd., Ste. 160  
Fulton, MD 20759-2693

Mr. Cooper  
800 State Hwy 121 Bypass  
Lewisville, TX 75067-4180

NAVY FEDERAL CREDIT UNION  
P. O. BOX 3000  
MERRIFIELD, VA 22119-3000

Nationstar Mortgage LLC  
Todd S. Garan  
ALDRIDGE PITE, LLP  
3333 Camino del Rio South, Suite 225  
San Diego, CA 92108-3808

Peter Elmo  
2706 Hunting Ridge Court  
Baldwin, MD 21013-9121

Presidential Bank  
4520 East West Hwy  
Bethesda, MD 20814-3365

Presidential Bank, FSB  
Attn: Commercial Lending  
4520 East-West Hwy.  
Bethesda, MD 20814-3365

Richard Jay Hackerman  
3635 OLD COURT RD  
STE 208  
Pikesville, MD 21208-3906

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1007 N. Orange Street  
Suite 711, 7th Floor  
WILMINGTON, DE 19801-1266

Sailfish Servicing, LLC  
Nationstar Mortgage LLC  
ATTN: Bankruptcy Dept.  
PO Box 619096  
Dallas, TX 75261-9096

Sailfish Servicing, LLC C/O Nationstar Mortg  
Eric VandeLinde  
BWW Law Group, LLC  
6003 Executive Blvd, Suite 101  
Rockville, MD 20852-3813

Shellpoint Mortgage  
PO Box 10826  
Greenville, SC 29603-0826

Signature FCU  
12 Herbert St,  
Alexandria, VA 22305-2628

Small Business Administration  
409 3rd St., SW  
Washington, DC 20416-0002

Todd S. Garan  
ALDRIDGE PITE, LLP  
3333 Camino del Rio South, Suite 225  
San Diego, CA 92108-3808

Truist Bank  
Attn: Support Services  
P.O. Box 85092  
Richmond, VA 23286-0001

Truist Bank/Lightstream  
150 S Stratford Rd  
Winston Salem, NC 27104-4227

US Attorney  
36 S Charles St  
Baltimore, MD 21201-2692

US Trustee - Baltimore  
Garmatz Federal Courthouse  
101 West Lombard Street  
Suite 2625  
Baltimore, MD 21201-2668

VW Credit, Inc.  
PO Box 9013  
Addison, Texas 75001-9013

Verizon by American InfoSource as agent  
4515 N Santa Fe Ave  
Oklahoma City OK 73118-7901

WILLIAM B LARSON JR.,  
MANNING GROSS + MASSENBURG LLP  
1007 N. ORANGE STREET #711  
Wilmington, DE 19801-1266

Wells Fargo  
PO Box 10347  
Des Moines, IA 50306-0347

Wells Fargo  
PO Box 522  
Des Moines, IA 50306-0522

Wells Fargo Bank, N.A.  
435 Ford Road, Suite 300  
St. Louis Park, MN 55426-4927

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Bessy G Blum  
3317 Woodvalley Dr  
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Chung & Press, P .C.  
6718 Whittier Ave., Ste. 200  
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Monique Desiree Almy  
Crowell & Moring  
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Washington, DC 20004-2595

Peter Elmo  
c/o Richard Hackerman  
3635 Old Court Road Suite 208  
Baltimore, MD 21208-3906

Seth L Blum  
3317 Woodvalley Rd  
Pikesville, MD 21208-1956

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Comptroller of Maryland  
7 St Paul St  
Baltimore, MD 21202

Discover  
PO Box 30943  
Salt Lake City, UT 84130

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Nationstar Mortgage LLC

(u)Sailfish Servicing, LLC C/O Nationstar Mor

(d)Navy Federal Credit Union  
P.O. Box 3000  
Merrifield, VA 22119-3000

(u)Adam Ask  
Northrop Realty

End of Label Matrix  
Mailable recipients 58  
Bypassed recipients 4  
Total 62